



PLANNING STATEMENT

Full application for: Proposed Erection of Special Educational Needs School and Skills Hub with associated car parking, MUGA and AWP.

Former Chantry School Site, Falling Lane, Yiewsley

Prepared by Strutt & Parker on behalf of Laing O'Rourke

June 2019

Site Name:		Former Chantry School Site, Falling Lane, Yiewsley
Client Name:		Laing O'Rourke
Type of Report:		Planning Statement
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1. Introduction

- 1.1 This statement written by Strutt & Parker on behalf of Laing O'Rourke is in support of a full planning application for the erection of a Special Educational Needs School and Skills Hub at the Former Chantry School Site, Falling Lane, Yiewsley. This is a DfE funded project and a copy of the original feasibility report has been included in the application submission documents. The proposal includes demolition of the existing school buildings and redevelopment of the site to provide a new and expanded educational facility for the existing 110 place Young People's Academy and the 120 place Skills Hub with associated car parking, MUGA and All Weather Pitch (AWP).
- 1.2 This statement explains the planning proposals and the supporting documents and their findings, to assist planning officers, members of the public and other stakeholders in the determination of the application. This statement contains an overview of how the scheme is considered to comply with adopted planning policy at both local and national level.
- 1.3 This application is a full application and is submitted to London Borough of Hillingdon for determination.
- 1.4 This statement is structured as follows:
 - Section 1 – Introduction: Introduces both the applicant and the site and sets out the submission documents and structure of the planning statement;
 - Section 2 – Site and its Surroundings: describes the location and local context of the application site and considers the nature of the surrounding area and adjoining land uses;
 - Section 3 – The Proposals: explains the form and nature of the proposals and sets out the anticipated impacts of the proposals and mitigation measures (where necessary);
 - Section 4 – Planning Policy Considerations: considers the proposals against both adopted and emerging planning policy, as set out in the Development Plan and also examines any other material considerations – such as the NPPF and Planning Practice Guidance (hereafter stated as 'PPG');
 - Section 5 – Planning Assessment: assesses the planning justification for the proposed development, having regard to the Development Plan, the NPPF and PPG, as well as other material considerations; and
 - Section 6 – Conclusion: provides a summary of the issues raised by the proposals and explains how they have been dealt with, followed by the conclusions that can be drawn from the overall planning assessment.

Aims and Objectives of the Proposals

1.5 The main aim of the proposal is to create two new free schools at this site that meet modern day standards for both learning and teaching. The facilities will meet demand in the Hillingdon area for Social Emotional and Mental Health (SEMH) and Alternative Provision (AP) pupils. The project seeks to deliver this with minimum disruption and continuity education delivery on the site. The proposals will also achieve the following objectives:

- Deliver suitably designed buildings which are energy efficient to meet the requirements of the end users;
- Maintain continuity of education during the construction period to minimise disruption to existing pupils on site;
- Safeguard the amenities of neighbouring residential amenity;
- Provide a high quality, functional and attractive landscape setting;
- Safeguard the ecological value of the site;
- Deliver appropriate levels of parking and circulation space;
- Safeguard the setting of the adjoining Green Belt; and
- Deliver improved on site play space and sports provision.

Scope of Documents Submitted as part of the Planning Application

1.6 This statement has been prepared in conjunction with other supporting statements, documents and plans that also accompany and inform the full planning application. The scope of the planning application is in accordance with local and national validation requirements. The application comprises the following documents:

- Design and Access Statement;
- Full set of plans, including landscape plan;
- Transport Assessment;
- Tree Survey, Arboriculture Report;
- Statement of Community Involvement;
- Preliminary Ground Contamination Report;
- Ground Investigation Factual Report;
- Geo-Environmental Data;
- Heritage Impact Assessment;
- Drainage Strategy & Flood Risk Assessment;
- Desk Based Archaeological Report;

- Construction Logistics Plan; and
- Preliminary Ecological Appraisal.

EIA Development

- 1.7 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, set out the relevant criteria and guidance in relation to Environmental Impact Assessments (EIA).
- 1.8 The proposal is considered to be an urban development project, as defined under Schedule 2, Section 10(b) (Urban Development Projects) and is Schedule 2 development being a development that exceeds 0.5 hectares in size.
- 1.9 Schedule 3 of the Regulations sets out the selection criteria to define the circumstances when development proposals are more likely to constitute EIA development. Further guidance on this is contained within the National Planning Policy Guidance, which advises that only a very small proportion of Schedule 2 development will require an EIA. In this regard while the application site is approximately 1.25 hectares in size, below the 5 hectare threshold, when EIA is more likely to be required. It is also proposed to re-provide an existing school and the existing school buildings will be removed as part of the development. It is therefore not considered that the proposal represents EIA development and the application can be screened as not EIA development following submission.

2. Site and its Surroundings

- 2.1 The existing school site is located in Yiewsley, West Drayton and is bounded to the west by Rabbsfarm Primary School, to the north, by public open space and to the east, south and west by residential properties in Leacroft Close, Coltsfoot Drive and Falling Lane, respectively. The overall application site comprises approximately 1.25 hectares which is an irregularly shaped plot. The site is surrounded by residential housing with a recreation ground to the south. Access to the site is obtained via Falling Lane to the south of the site.
- 2.2 The site comprises a predominately single-storey main school building and school hall, a number of temporary classroom buildings, car parking, playground, playing field and ancillary facilities. The buildings are predominately located to the south and middle of the site, with more open playground and playing fields located to the north. According to the London Borough of Hillingdon, Unitary Development Plan included in the Policies (proposals) Map for Yiewsley, the site is not in the Green Belt.
- 2.3 The school provides education for pupils who have an Educational Health Care Plan for Social Emotional and Mental Health (SEMH) issues and currently has 60 pupils.

Relevant Planning History

- 2.4 Having checked the London Borough of Hillingdon website and the London Plan LDD webmap there are no relevant planning applications for this site.

3. The Proposals

- 3.1 This is a full planning application proposing to demolish the existing school buildings and redevelop the site to provide a new, expanded educational facility to accommodate existing and new pupil's. The new school will be divided into two independently functioning zones, the Young People's Academy (YPA) and Young People's Hub (YPH) that will be operated by the Orchard Hill College Academy Trust (OHCAT) and administered under the leadership of one executive head teacher. A full description of the layout, design and landscaping can be found in the accompany Design and Access Statement.
- 3.2 Young People's Academy is a secondary school, for students aged 11 – 16 with a statement of Special Educational Needs (SEN) for Social, Emotional, and Mental Health (SEMH) and/or Autistic Spectrum Disorder (ASD).
- 3.3 The Young People's Hub will provide full time education to pupils that are not able to attend mainstream school due to exclusion.
- 3.4 The OHCAT run 14 SEN Schools and academies in London, Surry and Sussex. They have two existing facilities in the London Borough of Hillingdon, one on this site and the second off site. This proposal will replace both existing facilities on a single site accommodating a total of 230 pupils and 115 specialist staff.

Layout

- 3.5 The site layout has been designed to allow the existing school to remain operational during the construction phase. The form and internal layout have been developed to determine their ideal student arrival strategy, as well as the arrangements of sports and social spaces to create a calming outlook and manageable site. The building is split into two zones, the YPA to the east and the YPH to the west, each with their own points of access and separate access to external areas. All classrooms on the ground floor maintain direct access to outdoor areas.
- 3.6 The site is accessed from Falling Lane and a central parking and drop of/pick area will be provided to south on the new building. To the east a new MUGA will be located and a further new all-weather pitch will be provided to the south west. Locating these facilities to front of the site will also make them better suited to community use outside of school operating hours.
- 3.7 This layout also allows the new building to be built whilst the existing school remains in use. Construction access will be taken from the north, over the adjoining Philpot's Farm open space. The use of off-site modular construction techniques will mean a short build time with less construction activity. Once the new building is completed, the students will move across into the new school and the existing buildings can be demolished to allow the sports facilities and car park to be constructed.

Design

- 3.8 A detailed explanation of the design and layout of the buildings is contained in the Design & Access Statement. The buildings have been designed to meet the functional requirements of the school and to be sympathetic to the setting of the Green Belt to the north. The design has also given careful consideration to the residential amenity of the nearest residential properties in Leacroft Close and Colstfoot Drive. Windows on the eastern elevation have been located centrally, to help ensure that the building does not cause any overlooking. The two storey, flat roof design, site orientation and separation will safeguard from any overshadowing.
- 3.9 The building has been designed with central hall spaces and changing facilities which are easily accessible from the main entrances for community and evening use. Materials have been considered for their durability and robustness due to the SEN nature of the students. The palette has been chosen to provide a cohesive and striking façade and welcoming impression, highlighting the entrances and distinguishing both schools. The two storey building is similar in scale to surrounding residential properties and the adjoining Rabbsfarm Primary School. It has been broken down vertically by the use of different colour panels and different textures to reduce the overall scale. Brise soleil have been used on the south, west and east façades for solar shading, this will also add visual interest to the building. The building is located centrally within the northern part of the site. Existing trees and hedges around the perimeter will be retained and reinforced with additional plant to soften the impact of the development.

Access and Parking

- 3.10 The existing access arrangements from Falling Lane will remain unaltered and provide both pedestrian and vehicle access. However, construction access will be taken across the public open space to the north, running around Rabbsfarm Primary school and connecting to the High Road (A408) opposite Tesco's to the south west of the site. This will avoid the use of the Falling Lane and reduce disruption to the surrounding residential area.
- 3.11 A total of 57 parking bays will be provided which include six disabled bays and six electric vehicle charging points. In addition, there are five minibus spaces, 4 taxi drop off/ pick up bays and 7 taxi waiting bays. The taxi bays can also double up for visitor/delivery parking during the day. While cycle usage will be less than for a mainstream school some of the AP students may cycle. Secure, covered cycle storage for 32 pupils and 16 staff will also be provided.

Landscaping

- 3.12 The landscape proposals include the hard and soft landscaping details for the new areas which are being created. They show the surface treatment for the pathways and parking areas along with the new garden areas, play areas and sports facilities to be provided. There is one Category A tree (A mature Tree of Heaven) located at the south east of the site which will need to be removed. There are also 3 smaller Category C trees close to

the eastern and southern boundary that will also need to be removed. These three trees were recommended for removal in the tree survey. The loss of these isolated trees can be mitigated through replacement planting. Further details of the landscape proposals can be found in Section 5 of the accompanying Design and Access Statement.

4. Planning Policy Considerations

- 4.1 This section sets out the statutory planning policies, material considerations and guidance which have informed this application. Section 38 (6) of the Planning and Compulsory Purchase Act 2014 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan is therefore the starting point for the consideration of the application.
- 4.2 The currently adopted Development Plan for Hillingdon includes the Hillingdon Local Plan: Part 1 (2012), Saved Unitary Development Plan (2007) and the London Plan 2015.
- 4.3 It should be noted that the Council are in the process of preparing the Local Plan Part 2 which includes site allocations and designations, development management policies and the policies map. Once adopted these will replace the Unitary Development Plan. These were submitted to the Secretary of State for Examination in May 2018 and are scheduled for adoption this year.

Adopted Development Plan

- 4.4 The Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015 set out the area wide planning strategy, objectives and policies for the District to 2026.

Part 1 Policies:

- PT1.BE1 – (2012) Built Environment;
- PT1.CI1 – (2012) Community Infrastructure Provision;
- PT1.EM1 – (2012) Climate Change Adaptation and Mitigation;
- PT1.EM5 – (2012) Sport and Leisure;
- PT1.EM6 – (2012) Flood Risk Management; and
- PT1.EM7 – (2012) Biodiversity and Geological Conservation.

Other Policies

- OL5 – Development proposals adjacent to the Green Belt;
- BE13 – New development must harmonise with the existing street scene;
- BE19 – New development must improve or complement the character of the area;

- BE20 – Daylight and sunlight considerations;
- BE21 – Siting, bulk and proximity of new buildings/extensions;
- BE22 – Residential extensions/buildings of two or more storeys;
- BE24 – Requires new development to ensure adequate levels of privacy to neighbours;
- BE389 – Retention of topographical and landscape features and provision of new planting and landscaping in development proposals;
- OE1 – Protection of the character and amenities of surrounding properties and the local area;
- OE3 – Buildings or uses likely to cause noise annoyance – mitigation measures;
- OE5 – Siting of noise-sensitive developments;
- OE8 – Development likely to result in increased flood risk due to additional surface water run-off – requirement for attenuation measures;
- OE11 – Development involving hazardous substances and contaminated land – requirement for ameliorative measures;
- R5 – Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities;
- R10 – Proposals for new meeting halls and buildings for education, social, community and health services;
- R17 – Use of planning obligations to supplement the provision of recreation, leisure and community facilities;
- AM2 – Development proposals – assessment of traffic generation, impact on congestion and public transport availability and capacity;
- AM7 – Consideration of traffic generated by proposed developments;
- AM14 – New development and car parking standards;
- AM15 – Provision of reserved parking spaces for disabled persons;
- LPP 5.1 – (2016) Climate Change Mitigation;
- LPP 5.2 – (2016) Minimising Carbon Dioxide Emissions;

- LPP 5.3 – (2016) Sustainable design and construction;
- LPP 5.7 – (2016) Renewable energy;
- LPP 5.11 – (2016) Green roofs and development site environs;
- LPP 5.12 – (2016) Flood Risk Management;
- LPP 5.13 – (2016) Sustainable drainage;
- LPP 5.15 – (2016) Water use and supplies;
- LPP 6.1 – (2016) Strategic Approach;
- LPP 6.3 – (2016) Assessing effects of development on transport capacity;
- LPP 6.9 – (2016) Cycling;
- LPP 6.11 – (2016) Smoothing Traffic Flow and Tackling Congestion;
- LPP 6.13 – (2016) Parking;
- LPP 7.2 – (2016) An inclusive environment;
- LPP 7.3 – (2016) Designing out crime;
- LLP 7.4 – (2016) Local character;
- LPP 7.14 – (2016) Improving air quality;
- LPP 7.15 – (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes;
- LPP 7.21 – (2016) Tress and woodlands;
- LPP 8.2 – (2016) Planning obligations;

Supplementary Planning Guidance

- HDAS-Lay – Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006.

National Planning Policy Framework (NPPF) 2019

4.5 In addition to the Development Plan, the Revised National Planning Policy Framework (NPPF) February 2019 sets out further planning guidance considered material in the determination of this application. The following sections are considered most relevant to the determination of this particular planning application:

- Section 4: Decision Making;
- Section 8: Promoting Healthy & Safe Communities;
- Section 9: Promoting Sustainable Transport;
- Section 11: Making Efficient Use of Land;
- Section 12: Achieving Well Designed Places;
- Section 13: Protecting Green Belt Land;
- Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15: Conserving and Enhancing the Natural Environment

4.6 Of most relevance to the determination of this particular application is Paragraph 94 of the NPPF, which states:

“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and development that will widen choice in education. They should:

- a) Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted”*

Policy Statement: planning for schools’ development (2011)

4.7 The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.

4.8 It is the Government’s view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should

support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”.

Planning Practice Guide

- 4.9 This web-based resource was launched by the Government in March 2014 and provides considerable clarity to the policies contained in the NPPF. It provides guidance on all aspects of the planning system, including the use of conditions and planning obligations as well as on specific areas including: transport, open space, flood risk, renewable energy and design.

5. Planning Assessment

5.1 Based on the relevant planning policies within Section 5 of this statement, it is considered that the key issues in the determination of this planning application are as follows:

- The principle of the development, accounting for the current location of the school site and the need to provide modernised “fit for purpose teaching facilities” to meet the particular needs of the Academy’s two groups of pupils and growing demand in the Hillingdon Area.
- An assessment of the design of the proposed development and whether it is in keeping with the character and appearance of the surrounding area.
- An assessment of the potential impacts of the development on the residential amenities of the area.
- An appraisal of the loss of the playing fields and replacement sports provisions and community facilities.
- The car parking to be provided within the site and whether this meets the needs of the school.
- The highway implications of the proposed use.
- Landscape and ecological implications.
- The flood risk and drainage matters.
- Other detailed considerations including community engagement, sustainability, ground conditions, noise, air quality, archaeology, CIL/Planning Obligations and construction access and management.

Principle of Development

5.2 In respect of the Principle of Development, there is a strong policy support at the national and local level for the development of new educational facilities. The site has an existing educational use and falls within development limits.

5.3 Policy R10 of the Hillingdon Local Plan: Part 2 – Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the Borough. This is reiterated in the London Plan at Policy 3.18 which supports development proposals which will enhance education and skills provision. As set out above at the National level the Government is firmly committed to ensuring that there is sufficient provision to meet growing demand for school places and a wide choice and opportunity. The proposal is therefore considered to fully comply with these strong policy objectives to enhance and improve educational facilities.

Design

- 5.4 Policies BE13 and BE19 seek to ensure that new development compliments or improves the character and amenity of the area. Furthermore, Policy OL5 seeks to ensure that new development does not compromise the visual amenities of Green Belt. The scale and bulk of the development whilst located closer to the Green Belt in the northern section of the site, are in keeping with the two storey surrounding character which includes residential houses and the adjoining two storey Rabbsfarm Primary School. The building has been further articulated through the use of a varied material pallet and finishes, and will be softened by the enhancement of the existing hedges and trees to the north and east of the site which will be further reinforced with additional planting. Setting the school further back into the site will mean that it is not obvious in the street scene when viewed from the site entrance of Falling Lane.
- 5.5 The open space to the north, Philpot's Farm is designated as Green Belt, however, the site is surrounded on its three remaining sides by built development. It does not protrude into the Green Belt and relates more strongly to the surrounding built up area. It is not considered that the erection of the new two storey school building on the northern section of the site will have an adverse impact on the setting of the Green Belt. Retention of the existing trees and hedgerow along the northern boundary, further reinforced by additional landscaping will provide a soft edge to the Green Belt beyond.

Residential Amenity

- 5.6 Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan Part 2 seek to safeguard residential amenity. This is further reinforced in the Council's Supplementary Planning Document on Residential Layouts which sets out more detailed guidance in respect of overbearing, overlooking or overshadowing.
- 5.7 The closest residential properties are those in Leacroft Close and Coltsfoot Drive to the east. These properties are predominately orientated north-south with flank/end walls facing the site. The Council's adopted SPD suggests that a minimum distance of 15 metres should be maintained between adjoining two or more storey buildings to avoid over dominant impacts. The proposed layout achieves this separation requirement and the distances are shown on the submitted block plan (PL003 Rev: P01).
- 5.8 In respect of unacceptable overlooking, the SPD suggests a distance of 21 metres should be retained however, given the orientation of the dwellings to the school there will not be any direct window to window overlooking or adverse impacts when considering daylight and sunlight issues. The eastern elevation of the new school building has been designed to centralise the proposed windows to avoid any potential views of private amenity spaces, the predominate view from the new building will be down Leacroft Close along the public frontage of the street. In addition, it should be noted that the schools' hours of use are day time only and not during the evenings and weekends when a greater degree of privacy is expected by local residents.

- 5.9 In respect of the residential properties backing on to the site from Falling Lane and Leacroft Close, these will be nearer to the all-weather pitch and the MUGA. There will be some intervening vegetation between them. There may be a degree of noise generated when these facilities are in use either by the school or community groups however, it is not considered that there would be undue harm to residential amenity as a result of this use. Again, the hours of use can be controlled by way of planning condition to avoid those times when local residents may reasonably expect a greater degree of privacy. In respect of future flood lighting, modern lighting designs mean that lights can be fitted with baffles to avoid light spillage outside of the site to safeguard residential amenity.

Sports Provision

- 5.10 Policies R4 and R5 of the Local Plan: Part 2 seek to resist the loss of sports facilities unless alternatives are provided and made available. This is also set out in Part B of the London Plan, where Policy 3.19 again suggests that proposals resulting in the loss of playing fields should be resisted.
- 5.11 Sport England has detailed policies set out in their “Playing Fields Policy and Guidance (March 2018)” which sets out that land allocated as playing fields will only be acceptable for development where it meets one or more of five specific exceptions. These include where alternative equivalent or better provision will be provided elsewhere in terms of quality and quantity and that where development would be of sufficient benefit to sport as to outweigh the loss of playing fields. Paragraph 74, of the NPPF reiterates these objectives.
- 5.12 The new school building will be located on the existing school playing field in the northern part of the site. However, the proposals will also include the provision of an all-weather pitch and a MUGA. Both these facilities will also be made available for community use. Within the new school buildings, there will be two new school halls and changing facilities, again, these will be made available for community use. It is considered that these improved facilities will provide significantly enhanced sports pitches which can be used in all-weather conditions. With the addition of flood lighting they can also be used in the evenings and weekends when the days are shorter. Being located to the front of the site will make them much more accessible for community use and there is ample space on site for any associated visitor parking required at these times. A planning condition can be reasonably imposed on any planning permission to secure the delivery of the community use of both the sports pitches and building facilities and halls.

Car Parking Provision

- 5.13 Policy AM14 of the Hillingdon Local Plan: Part 2 – Saved UDP Policy states that new development will only be permitted where it is in accordance with the Council’s adopted Parking Standards. However, there are no prescriptive car parking standards for schools within the Council’s standards or the London Plan 2016 standards. Furthermore, whilst many Local Authorities do have parking standards for schools, both secondary and primary, there are very few which differentiate between a main stream

school and a SEN school. As set out in the accompanying Transport Statement the majority of students travel to the school using organised minibuses, public transport and active modes. The number of staff car trips will be higher because of the specialist nature of the staff who are drawn from a wider catchment area than those for mainstream schools. The scheme includes the provision of 57 car parking spaces with 6 electric vehicle spaces (10%), a further 6 disabled spaces (10%), 5 minibus spaces, 11 taxi drop off and pick up and 3 spaces for motorcycles. In addition, there will be 32 secure covered cycle parking spaces for pupils and a further 16 for staff. This level of vehicle parking is considered to be a pragmatic approach to the realistic needs of the school to ensure that there is sufficient onsite parking to meet operational requirements and also community use.

Highways

- 5.14 The Local Plan: Part 2 Policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network.
- 5.15 The accompanying Transport Statement has assessed the likely trip generation over that of the existing school. The summary at paragraph 6.3 of the Transport Statement indicates that despite the increasing pupil numbers being four times that of the existing school, the number of trips rises negligibly because of the high proportion of pupils travelling to school using the school organised minibuses. The number of staff car trips is shown to increase by 39, however, the staff are likely to arrive between 08:00 and 09:00 before the pupils arrive between 09:00 and 10:00, so whilst there is a slight increase in trips for both pupils and staff these do not necessarily coincide. In addition, in respect of the staff trips, they are distributed across the school day as additional support staff arrive when required, for example, at lunchtimes when additional supervision is necessary.
- 5.16 The Transport Statement concludes that the proposed school development and increase in capacity will not have a detrimental impact upon the local transport network.
- 5.17 It is noted that a full school Travel Plan will be required and that it should follow transport for London's Guidance for school travel planning. This will provide a coherent and unified approach to both schools, achieving a modal shift away from single occupancy private motor cars or taxis, thereby leading to more sustainable personal travel modes to and from the site. It will also be important to encourage staff to consider alternative modes to the private car. It is anticipated that a Travel Plan will be secured by way of planning condition.
- 5.18 In terms of the impact of construction activities on the highway network, it should be noted that the proposals seek to provide a designated independent construction access over Philpot's Farm to the rear of the site which will connect directly onto the High Road (A408) so that construction vehicles avoid travelling through residential streets. It is also proposed to utilise offsite modular construction techniques which will further reduce vehicle movements to and from the site.

Landscape and Ecology

- 5.19 Policy BE38 of the Local Plan: Part 2 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping where appropriate. There are no protected trees on or close to the site however, the development will require the removal of one Category A tree and three Category C trees. The Arboricultural Report has identified that the three Category C trees require removal irrespective of the development. It is unfortunate that the Category A tree will have to be removed however, there will be extensive landscaping and planting to mitigate for the loss of these trees. Detailed landscaping proposals are contained in the submitted plans and Design and Access Statement.
- 5.20 The site lies adjacent to a large area of public open space which is designated as Green Belt and a nature conservation area. A Phase 1 Habitat Survey has been carried out for the site which has concluded that there is no need for any further survey work. The report includes recommendations for number of enhancement measures which if all or most are included, the impact of development will be Neutral-Minor Beneficial.

Flood Risk and Drainage

- 5.21 Policy 5.13 of the London Plan sets out a hierarchy to ensure that surface water can be appropriately managed. The site does not fall within a flood zone or critical drainage area and as set out in the accompanying Flood Risk Assessment and Drainage Strategy does not pose any significant risk to flooding. The Drainage Strategy follows the London Plan hierarchy for surface water runoff and incorporates sustainable urban drainage principles.
- 5.22 In respect of foul water this will be drained to the existing Thames Water Foul Water sewer which runs along Falling Lane and connects to an existing private along the site access road.

Other Matters

- 5.23 This application is accompanied by a series of other reports including an Air Quality Assessment, Geo-Environmental Investigations, a Noise Report, and a Desk Based Archaeological Assessment. None of these reports have Identified any issues which suggests that planning permission should be withheld as there are no matters which could not reasonably be controlled by way of the imposition of planning conditions.
- 5.24 In respect of construction actives, a Construction Routing and Management Plan is included within the documentation. As set out elsewhere in this Planning Statement, the intention is that construction access will be via the adjoining Philpot's Farm open space. The applicants have engaged with the Council in respect of securing rights to use this access to minimise disruption to residential areas. Furthermore, by using offsite modular construction techniques they will significantly reduce the construction period and

disruption from construction activity. Planning conditions can be used to secure compliance with these arrangements.

- 5.25 In respect of sustainability and renewables in recognition of the Mayor's Supplementary Planning Guidance on sustainable design and construction an Energy and Sustainability Statement has been included in the Design and Access Statement. This demonstrates the energy efficiency of the building and the use of low/zero carbon technologies to achieve the London Plan area SAP 10 criteria.
- 5.26 A statement of community engagement has been submitted as a separate document and explains the pre-application which has been carried out and the public engagement.
- 5.27 In respect of community infrastructure levy, the accompanying CIL liability forms have been included however, it is noted that as this is for an educational use it does not require a contribution towards the Mayoral or Hillingdon CIL. It's noted that from the pre-application advice there may be a requirement for planning obligations in respect of the Travel Plan, and construction training in line with the Council's Section 106 SPD. Accordingly, completed obligations will be provided.

6. Conclusion

- 6.1 Planning law requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is itself a material consideration that must be taken into account in the decision making process. In accordance with the presumption in favour of sustainable development, any adverse impacts of a development have to significantly and demonstrably outweigh the benefits.
- 6.2 Paragraph 94 of the NPPF and the 2011 Policy Guidance, stress the significance of meeting schooling demands and the great weight that the Government attaches to the expansion or alternation of schools in order to secure schooling for now and future generations.
- 6.3 As identified within this Planning Statement there is significant policy support, both locally and at the national level for the provision of new educational facilities. This proposal will provide a total of 230 pupil places to meet increasing demand in the Hillingdon area. This will make a much more efficient use of the existing site and deliver modern fit for purpose teaching facilities and within an improved environment.
- 6.4 The new two storey building will be located on the northern part of the existing site and the existing buildings will be removed. Appropriate levels of parking and circulation space will be provided to the front of the site, landscape planting will be included around the perimeter. While the visual impact will change, it is not considered that there will be any harm to neighbouring amenity, the setting of the Green Belt or character of the area.
- 6.5 While the proposals will result in the loss of a playing field, this will be compensated for by the inclusion of a new MUGA and new 3G all weather pitch, along with arrangements for community use of these facilities and the school halls. Other impacts of development including highways, trees, flood risk, drainage, contamination, ecology, renewable energy and construction management, the impacts of which have been shown to be acceptable or can be satisfactorily mitigated as set out in the accompanying documentation.
- 6.6 Considering this application in the planning balance, it is concluded that the proposals will deliver significant education benefits, against which there will be very limited adverse impacts, accordingly in line with the presumption in favour of sustainable development it is concluded that this application should be determined positively.